144.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	756,400 / 756,400
					USE VALUE:	756,400 / 756,400
					ASSESSED:	756,400 / 756,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
137		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAWSON ALLAN P	
Owner 2:	LAWSON MARINA V	
Owner 3:		
Street 1:	137 NEWPORT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	CANNIFF THERESE ERIN -
Owner 2:	CANNIFF THERESE MARIE PATRICIA -
Street 1:	137 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA / Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,545 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1763 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4545.000	307,600	3,700	445,100	756,400
Total Card	0.104	307,600	3,700	445,100	756,400
Total Parcel	0.104	307,600	3,700	445,100	756,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.16 | /Parcel: 429.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 93589

GIS Ref

GIS Ref

Insp Date 01/13/18

Parcel ID 144.0-0001-0008.0

!11187!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	307,700	3700	4,545.	445,100	756,500	756,500	Year End Roll	12/18/2019
2019	101	FV	242,800	3700	4,545.	417,300	663,800	663,800	Year End Roll	1/3/2019
2018	101	FV	244,700	3700	4,545.	344,900	593,300	593,300	Year End Roll	12/20/2017
2017	101	FV	244,700	3700	4,545.	317,100	565,500	565,500	Year End Roll	1/3/2017
2016	101	FV	244,700	3700	4,545.	289,300	537,700	537,700	Year End	1/4/2016
2015	101	FV	231,500	3700	4,545.	283,700	518,900	518,900	Year End Roll	12/11/2014
2014	101	FV	231,500	3700	4,545.	263,700	498,900	498,900	Year End Roll	12/16/2013
2013	101	FV	231,500	3700	4,545.	250,900	486,100	486,100		12/13/2012

PRINT

Date	Time
12/11/20	01:23:13

LAST REV

Date	Time
03/28/18	09:52:57

apro

11187

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANNIFF THERESE	53903-290		11/25/2009		458,000	No	No		
CANNIFF RALPH C	51969-298		12/11/2008	Family		No	No		
CANNIFF RALPH C	31325-322		4/20/2000	Convenience	1	No	No		
	10681-112		10/30/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2011	501	Redo Bat	11,150					
12/4/2008	1222	Inter Fi	21,500					RENO 3 BEDROOMS/UP

ACTIVITY INFORMATION

Date	Result	By	Name
1/13/2018	Inspected	BS	Barbara S
12/16/2017	Info At Door	HS	Hanne S
2/28/2012	MLS	BR	B Rossignol
12/1/1999	Mailer Sent		
11/15/1999	Measured	153	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93589
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4545		Sq. Ft.	Site		0	80.	1.22	9									445,079						445,100	

Total AC/HA: 0.10434 | Total SF/SM: 4545 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 445,079 | Spl Credit | Total: 445,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	377896
Depreciation:	70289
Depreciated Total:	307607

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

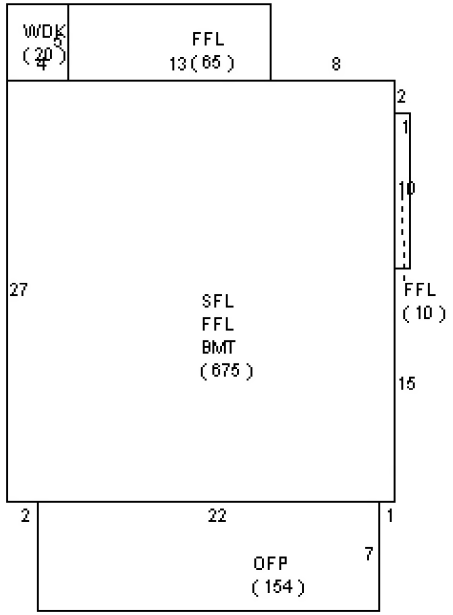
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	135.27
Final Total:	307600	Val/Su SzAd	215.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	750	171.990	128,993
BMT	Basement	675	70.950	47,889
SFL	Second Floor	675	171.990	116,093
OFP	Open Porch	154	26.670	4,107
WDK	Deck	20	15.680	314
	Net Sketched Area:	2,274	Total:	297,396
Size Ad	1425	Gross Are	2274	FinArea 1763

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1927	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700